



Metropolitan Nashville Planning Department

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190

Fax: 615.862.7130

E-mail: planningstaff@nashville.gov

Metropolitan Nashville Planning Department

JAN 26 2016

Specific Plan Application

SP Project No. 2016SP-019-001

Date Submitted: JANUARY 28, 2016

SP Name R. MANUEL - CENTENNIAL SP

Type of SP Request ? ☒ Preliminary SP ☐ Preliminary & Final SP ☐ Final SP ☐ Amend SP

Description of the SP:

THE SP REFERS TO THE MASTER PLAN OF A RESIDENTIAL/MIXED-USE DEVELOPMENT WITHIN THE NATIONS ON A TRACT OF LAND APPROXIMATELY (19.09) ACRES, CURRENTLY ZONED IR, WHICH IS SITUATED BETWEEN CENTENNIAL BLVD. & THE CUMBERLAND RIVER.

Associated cases: ☐ PUD ☐ General Plan Amendment ☐ Subdivision ☐ Mandatory Referral

Map	Parcel(s) If portion, use "part of parcel...."	Current Zoning	# of Acres
91-00	9.00	IR	7.23
91-00	part of parcel 10.00	IR	11.72

Community Plan Consistency (to be completed by applicant):

Community Plan Name WEST NASHVILLE Land Use Policy (e.g. Neighborhood General, Corridor General, Community Center, Neighborhood Center) (EXISTING: DISTRICT INDUSTRIAL... PROPOSED: TH MU)

Application Fees

SP Type	Development Plan (Metro Council approval w/ MPC recommendation)	Final Site Plan (MPC approval only)	Description
→ General	→ \$1,400	\$1,100	New SP w/ final site plan required Change to an adopted SP plan requires Council approval
Minor	\$1,400	\$0	Auto-uses New SP, but no final site plan required Reuse existing building and increase by no more than 25% the square footage of all structures on the property Sign(s) not allowed by the Zoning Code sign standards Two-detached residential units on one lot
Housekeeping	\$700	\$0	Minor changes to an adopted SP plan Land use additions or deletions to adopted SP plan

SP PRE-APPLICATION CONFERENCE. While not required, a pre-application conference is strongly encouraged with the planning staff. Staff will provide feedback on your SP proposal; advise you on application submittal items, and review a projected review & approval schedule. Call 862-7190 to schedule a meeting.

Applicant: All communication by phone, fax, e-mail, or mail will be with the applicant. **If you are not the property owner**, and the owner(s) have not signed below, you will need to submit a letter, from the property owners(s) indicating you are acting as their agent. The letter needs to include map/parcel, existing zoning, & requested zoning.

☐ Architect ☐ Engineer ☐ Optionee ☐ Property Owner ☐ Purchaser of property ☐ Leasee
☒ Other

Property Owner's
Name: R. MANUEL - CENTENNIAL Property Owner's
Company Name: SOUTHEAST VENTURE, LLC (AGENT FOR OWNER)
Address: 2319 CRESTMOOR RD.

City: NASHVILLE State: TN Zip: 37215

Phone: 615.833.8716 ☒ business ☐ home ☐ cell

Phone: ☐ business ☐ home ☐ cell

Fax: ☐ business ☐ home

E-mail: WCALDWELL@SOUTHEASTVENTURE.COM E-mail: PPLUMMER@SOUTHEASTVENTURE.COM

Property Owner's
Signature: _____

Applicant
Name: SOUTHEAST VENTURE, LLC
Company Name: (AGENT FOR OWNER)

Address: 4011 ARMORY OAKS DRIVE

City: NASHVILLE State: TN Zip: 37204

Phone: 615.833.8716 ☒ business ☐ home ☐ cell

Phone: ☐ business ☐ home ☐ cell

Fax: ☐ business ☐ home

E-mail: KGRAY@SOUTHEASTVENTURE.COM

I have reviewed this application and its associated SUBMITTAL CHECKLIST fully, and believe, I have complied with all the requested submittal items. I acknowledge that plans or documents missing any of the requested information may be deemed incomplete and not accepted for project review. Further, I understand that additional information or clarification may be requested during the review process or prior to application approval.

Applicant
Signature: [Signature]

Date: 1/28/2016